



For Sale
by Private Treaty

39 Fitzwilliam Point, Ringsend, Dublin 4,
D04 XA09



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Description

Allen & Jacobs is delighted to present this superb third-floor, dual-aspect apartment to the market. Beautifully presented throughout, this stylish two-bedroom, two-bathroom home offers bright, generously proportioned accommodation extending to approximately 70sqm, with a thoughtfully designed layout that maximises both space and natural light.

The accommodation briefly comprises a welcoming entrance hall, spacious open plan living and dining room with adjoining kitchen, two generous double bedrooms, including a principal bedroom with a beautifully refurbished en-suite, a contemporary main bathroom, a large southwesterly facing balcony ideal for outdoor dining or relaxing, and an excellent storage room off the hall. Lovingly maintained and upgraded by the current owners, the apartment is presented in true turnkey condition. Recent improvements include modern programmable electric heating with upgraded boiler controls, a new contemporary en-suite bathroom, brand new carpets in both bedrooms, a new oven, hob and extractor fan, new kitchen sink and tap, stylish living room blinds and new composite balcony flooring. A designated parking space further enhances the appeal of this exceptional home and with no rent cap, this apartment it an ideal choice for both owner-occupiers and investors alike.

Location

The location is second to none. Situated just moments from Grand Canal Dock and Grand Canal Basin, residents enjoy immediate access to one of Dublin's most vibrant neighbourhoods, with an exceptional selection of cafés, restaurants, bars, gyms and leisure facilities all within walking distance. Cultural attractions including the Bord Gáis Energy Theatre and the Convention Centre Dublin are nearby, while excellent transport links, including the DART and numerous Dublin Bus routes, ensure effortless connectivity throughout the city. Many of Dublin's leading employers, including Airbnb, Google, Meta, Indeed, William Fry and Mason Hayes & Curran, are all within a short stroll, while the villages of Ringsend, Sandymount and Ballsbridge, together with the Aviva Stadium and the RDS, are also close at hand.

Viewing is highly recommended.

At A Glance

- ♦ Adjacent to Grand Canal Dock
- ♦ Owner occupied and no rent cap
- ♦ Dual aspect with plenty of natural sunlight
- ♦ Large sit out southwest facing balcony
- ♦ Fully renovated and presented in stunning condition throughout
- ♦ 3rd floor apartment
- ♦ Spacious accommodation c.70sqm
- ♦ Designated underground parking space
- ♦ Lift
- ♦ Intercom
- ♦ Cable TV, phone & internet connection available
- ♦ BER B



Accommodation

- ◆ Entrance Hall:
- ◆ Living Room: 4.32m x 3.62m:
- ◆ Dining Room: 3.14m x 2.55m:
- ◆ Kitchen: 2.86m x 1.7m:
- ◆ Bedroom 1: 5.49m x 2.61m:
- ◆ Ensuite: 1.63m x 1.41m:
- ◆ Bedroom 2: 3.2m x 2.6m:
- ◆ Bathroom: 2.61m x 1.44m:
- ◆ Balcony: 3.75m x 2.05m:

Service Charge

We are informed that the current service charge is €2,200 per annum.



Negotiator

Andrew Allen
MIPAV MMCEPI

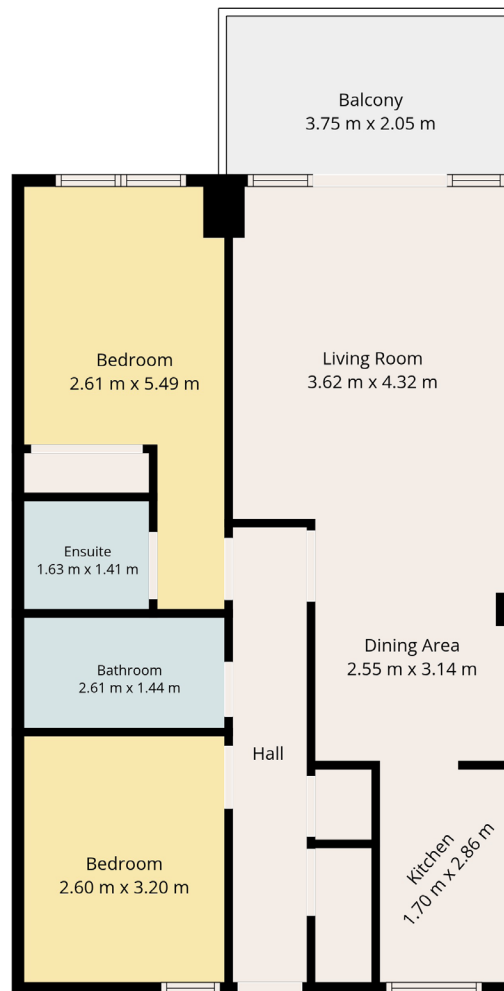
Viewings

Strictly by prior appointment
only with sole agents

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